



**Town of Grafton**  
Office of the Board of Assessors  
Mary M. Oliver – Principal Assessor  
30 Providence Road  
Grafton, MA 01519  
Tel. (508) 839-5335 Ext 1165 • Fax (508) 839-4602  
TTY (508) 839-1415  
[assessors@graffton-ma.gov](mailto:assessors@graffton-ma.gov)

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**MINUTES**  
**BOARD OF ASSESSORS**  
**November 3, 2021**

1. A meeting of the Grafton Board of Assessors was held at the Grafton Memorial Municipal Center on Wednesday, November 3, 2021. Chairman Mary M. Oliver, Clerk Marsha Platt, Member Ken Grew and Office Manager Tammy Kalinowski were in attendance.

2. **CALL TO ORDER**

Chairman Mary Oliver called the meeting to order at 9:11 AM.

3. **ACTION ITEMS**

- A. **Approval of Minutes:** A motion to approve the minutes from October 6, 2021 was made by Ken Grew and seconded by Marsha Platt. All were in Favor. Motion passed.

B. **FY 2022 Bills –October & November:**

The following FY 2022 bills were approved:

Office Depot	\$ 71.98
Office Depot	\$ 20.58
Worcester District Registry of Deeds	\$ 2.00
WCAA	\$ 70.00
WCAA	\$ 70.00
WCAA	<u>\$ 70.00</u>
	\$304.56

- C. **Real Estate Exemptions:** A motion to approve FY 2022 real estate exemptions as presented was made by Mary Oliver and seconded by Ken Grew. All were in favor. Motion Passed.

A motion to approve a FY 2022 Veteran exemption for Ken Grew was made by Mary Oliver and Seconded by Marsha Platt. Ken Grew abstained. Motion passed.

A motion to deny 3 FY 2022 real estate exemptions as presented was made by Mary Oliver and seconded by Marsha Platt. All were in favor. Motion passed.

- D. **Senior Work-Off Abatements:** A motion to approve Senior Work – Off abatements as presented was made by Mary Oliver and seconded by Marsha Platt. All were in favor. Motion passed.

- E. **FY 2012 - FY2019 Personal Property Uncollectible Taxes:** Mary informed the Board she has received FY 2012 – FY 2019 personal property uncollectible tax abatement requests from the Treasurer/Collector. A motion to Approve FY 2012 – FY 2019 uncollectible tax abatements as presented was made by Mary Oliver and Seconded by Marsha Platt. All were in favor. Motion passed.

**F. Sign chapter 61B Lien for 14 Follette Street:** Mary informed the Board that Mr. Jones has put his Chapter 61B property at 14 Follette Street in a trust and a new lien needs to be recorded in the name of the trust. The Board signed the New Chapter 61B Lien. The lien along with a check for the recording fee will be mailed to the Worcester District Registry of Deeds to be recorded.

**G. 9 George Hill Road:** Mary informed the Board that the 5.91 acres in Grafton with remaining acres in Upton that was split from 9 George Hill Road was sold to an abutter. This land has a Forestry Management Plan. Mary had to contact both the seller and new owner as there was no Affidavit of Continued Use filed. The new owner has sent in the Affidavit of Continued use, FY 2023 Owner's Acknowledgement and the FY 2023 Chapter 61A application. The new owner is in contact with the State Forester to get a new plan in place with the new ownership. The Board signed a new Chapter 61A Lien. The owner will bring in a check for the recording fee.

**4. DISCUSSION ITEMS**

**A. Appellate Tax Board Hearing Letters:** Mary informed the Board she has sent Certified/Return receipt letters to all 5 taxpayers to reschedule the Appellate Tax Board (ATB) hearings from December 9, 2021 to March 10, 2022 at 9:30am. Mary has heard back from one taxpayer and is awaiting a response from the others.

**B. 80 & 82 Potter Hill Road:** Mary informed the Board it has come to her attention that 80 & 82 Potter Hill, owned by the North Grafton United Methodist Church is no longer operating. The parsonage is being rented and the vacant land is no longer used for services. Mary will be putting the properties back on the tax rolls and will issue a FY 2022 Revised & Omitted bill.

Mary will also look at the 10 Overlook Street Property previously owned by the North Grafton United Methodist church. It is currently owned by the Assyrian American Association. Mary's understanding is that the building is closed. If it does not reopen, she will put the property on the tax rolls for FY 2024.

**C. Classification Hearing:** Mary informed the Board she attended the Select Board Meeting last night, November 2, 2021 for the Classification Hearing. The Select Board voted a Residential Factor of 1 and voted no on the Open Space Discount, Residential Exemption and the Small Business Exemption. Mary informed the Board the proposed tax rate is \$16.88. The Board signed the FY 2022 Levy Limit, LA 5 and the tax recap.

**5. CORRESPONDENCE**

None.

**6. ANY OTHER ITEM WHICH MAY LAWFULLY COME BEFORE THE BOARD**

None.

**7. MEETING DATES**

Monday, November 22, 2021, at 9:00 AM

**8. EXECUTIVE SESSION**

None.

**9. ADJOURNMENT**

A motion to adjourn the meeting at 10:15 AM was made by Mary Oliver and seconded by Ken Grew. All were in favor. Motion passed.

Minutes typed and recorded by:

  
Tammy M. Kalinowski

Approved:

  
Marsha Platt

**EXHIBITS:**

- Draft minutes October 6, 2021, 2 pages.
- FY 2022 Schedule of bills payable October 5, 2021, October 21, 2021 & November 2, 2021.
- FY 2022 Real estate exemption applications, 114 applications.
- FY 2022 Senior Work-Off abatements, 14 applications.
- FY 2012 Commonwealth of Massachusetts Collector to Assessor Notice of Uncollectible Taxes Personal Property, dated October 14, 2021, 1 page, FY 2012 Account Transaction History, dated October 6, 2021, 1 page; FY 2013 Commonwealth of Massachusetts Collector to Assessor Notice of Uncollectible Taxes Personal Property, dated October 14, 2021, 1 page, FY 2013 Account Transaction History, dated October 6, 2021, 1 page; FY 2014 Commonwealth of Massachusetts Collector to Assessor Notice of Uncollectible Taxes Personal Property, dated October 14, 2021, 1 page, FY 2014 Account Transaction History, dated October 6, 2021, 1 page; FY 2015 Commonwealth of Massachusetts Collector to Assessor Notice of Uncollectible Taxes Personal Property, dated October 14, 2021, 1 page, FY 2015 Account Transaction History, dated October 6, 2021, 1 page; FY 2016 Commonwealth of Massachusetts Collector to Assessor Notice of Uncollectible Taxes Personal Property, dated October 18, 2021, 1 page, FY 2016 Account Transaction History, dated October 6, 2021, 1 page, October 13, 2021, 1 page, October 17, 2021, 6 pages & October 18, 2021, 1 page; FY 2017 Commonwealth of Massachusetts Collector to Assessor Notice of Uncollectible Taxes Personal Property, dated October 14, 2021, 1 page, FY 2017 Account Transaction History, dated October 6, 2021, 1 page, October 14, 2021, 7 pages, & October 17, 2021, 1 page; FY 2018 Commonwealth of Massachusetts Collector to Assessor Notice of Uncollectible Taxes Personal Property, dated October 14, 2021, 1 page, FY 2018 Account Transaction History, dated October 6, 2021, 1 page, October 7, 2021, 1 page, & October 14, 2021, 10 pages and FY 2019 Commonwealth of Massachusetts Collector to Assessor Notice of Uncollectible Taxes Personal Property, dated October 14, 2021, 1 page, FY 2019 Account Transaction History, dated October 14, 2021, 3 pages.
- Commonwealth of Massachusetts Classified Forest-Agricultural or Horticultural-Recreation land Tax Lien, 14 Follette Street, dated November 3, 2021, 1 page.
- Commonwealth of Massachusetts Classified Forest-Agricultural or Horticultural-Recreation Land Tax Lien, 9 George Hill Road, dated November 3, 2021, 1 page; Affidavit of Continued Use Chapter 61A, Dated November 1, 2021, 1 page; FY 2023 Chapter Application for Forest-Agricultural or Horticultural-Recreational Land Classification General Laws Chapter 61, § 1&2 – Chapter 61A, § 6 – Chapter 61B, § 3, Dated November 1, 2021, 2 pages and Property Owner's Acknowledgement of Rights and Obligations under Classified Agricultural or Horticultural Land Program, dated November 1, 2021, 2 pages.
- Email from Mary Oliver to the New England United Methodist Church, dated October 28, 2021, 1 page and Assessors field cards for 80 & 82 Potter Hill Road, 4 pages.